

KANAB PLANNING COMMISSION MEETING

AUGUST 5, 2014

KANE COUNTY COMMISSION CHAMBERS

**PRESENT:** Chairman Teresa Trujillo, Pro- Tem Joan Thacher, Byard Kershaw, Mike Downward, Jeff Yates, Kent Burggraaf, representative for the City Council, Gary McBride Business/Land Use Coordinator and Secretary, Jayme Jorgensen

**NOT IN ATTENDANCE:** David Borup and Arlon Chamberlain and Staff Member, Levi Roberts of Five County

**MEETING STARTED AT 6:35 PM**

**APPROVAL OF MINUTES:** Byard Kershaw made a motion to approve the minutes of the July 15, 2014 as corrected and 2<sup>nd</sup> by Jeff Yates. Motion passed unanimously.

**PUBLIC COMMENT:** Don Sprecher asked about the storm drains in Tom's Canyon. He wanted to make sure is started in Toms Canyon and extended down 200 N. The News Paper stated 300 N. He also said whatever is decided should be in-line with the Historical District.

**PUBLIC HEARING:** Chairman Trujillo entertained a motion to go in and out of a Public Hearing as needed. Joan Thacher made that motion and 2<sup>nd</sup> by Byard Kershaw. Motion passed unanimously.

Kody Young addressed the Commission about raising the height limit and setbacks in the C-1 Zone. He is asking to build a four-story Hampton Inn. He thanked everyone for hearing what he had to say. He told the Commission that he changed the setback on the proposed hotel to 60 ft., so it won't appear as tall as if it were right up to the zero setback.

Rinda Alldredge stated she has lived in Kanab for 42 years, and she loves the red hills and does not want to see the views of the K- Hill blocked with a tall building. She suggested they find another lot that will work for them and keep the integrity of the C-1 zone.

Don Sprecher said he would like to see a rendering of how the hotel would look on the lot and how it would affect the views. He does not want to lose our uniqueness of the downtown C-1 zone.

Victor Sandonato manager of Denny's Wigwam is supportive of the hotel. He says that hotels help pay expenses of our town. These big projects need to be supported by our community. He stated that 75% of his business is done before 6 pm, because people don't stay, they just drive through. We are not the destination. We should encourage big business to come so people will want to stay and not just pass through. It is important financially for our town. He wants the Hampton Inn here.

Susan Honey, owner of Honey's Market Place, felt like a hotel would compromise the views of the red hills and the K-Hill. She said the views of the red hills are why people come here. Susan has lived here for 52 years. She said, "We live here and love it here." She does not want to see the ordinances changed.

Jeannie Hunt stated that the trees at the location are about 7 to 8 stories tall. The hotel being four-stories would not affect the view. The lot right now is covered in weeds and not

attractive. She feels like Kanab is stopping itself. She felt a hotel would encourage other business to come to Kanab.

Caralee Woods said the view of the K-Hill can only be seen in random places. The view should not be the issue. She is totally for the hotel, and she agrees with Victor and Jeannie.

Bob Kazowka said if there is a height increase then other factors need to be implemented into it with vertical and horizontal setbacks. He suggested maybe having some shopping stores on the front.

Lou Pratt said the hotel would be an economic benefit to Kanab. He supports it and said he would be living a hundred feet away from it. He said people staying in the hotel would be spending money at other business and restaurants.

Noel Poe said he agreed with Bob Kazowka. He wants the design of the hotel to be appropriate for Kanab.

Dirk Clayson said architectural features are an important factor and that we need economic vitality.

Chairman Trujillo asked to go out of a public hearing and asked for a Commission discussion. She said Arlon Chamberlain who could not attend sent an email stating he was supportive of changing the height. He felt like the colors and textures of the hotel would be important. He said the design is an issue. Dave Borup who also was not able to attend sent an email stating he was supportive of the height change. He liked the hotel being setback farther. He also felt the design was an issue. Joan Thacher said she really liked all the public feed back. She said Kanab needs a Hampton Inn. She liked the idea of the hotel being setback further. She stated that she is vacillating back and forth. Byard Kershaw said he was okay with the height limit change. He felt the view was a mute point. He felt the design is an issue. Jeff Yates asked many business and property owners and, they were supportive. Jeff has no objection. Mike Downward is okay with the heights but wants to set frontage requirements. Chairman Trujillo said she drove through town and didn't feel like the height was an issue. She stated that trees and other buildings already blocked the view. She walked it, and she liked it. It was welcoming. She liked the setback. Kent Burggraaf suggested that a 0 to 10 ft. setback, should require some retail space. Buildings over 3 stories should have a setback of 20 to 30 ft. Joe Decker, Kanab Fire Chief, said he would be comfortable with buildings as high as 45 ft. That is what the fire department could handle. Anything over that would push him out of his comfort zone.

**STAFF REPORT:** Staff believes that raising the maximum height restriction from the current restriction of 35 feet to 45 feet in the C-1 zone would be beneficial for the City.  
**FINDINGS:**

1. Raising the height limit in the C-1 zone does not conflict with the purpose of the zone.
2. There is a demand to develop buildings that are greater than 35 feet.
3. Raising the height limit is not expected to raise significant safety concerns
4. Allowing for taller structures is expected to allow for some visual impact in the C-1 zone.

Staff recommends that the Kanab City Planning Commission recommend to the Kanab City Council an amendment to Section 15-3 of the Kanab City Land Use Ordinance, raising the maximum Story/Height regulation within the C-1 zone from “35 feet to 45 feet”.

Joan Thacher is okay with the height but would like staff to advise the Planning Commission on the setbacks.

Jeff Yates made a motion to change the height to 45 feet. If higher than two-stories and not retail space, it would require a 30 foot setback and to include findings recommended by Staff. Jeff Yates accepted a friendly amendment from Mike Downward to include all zones in 15-3, C-1 C-2 C-3 and manufacturing zones, 2<sup>nd</sup> by Byard Kershaw. 5 voting yea, Joan Thacher voting, Nay. Motion passes 5 to 1.

Jeff Yates made a motion to postpone chapter 1-7 and 2<sup>nd</sup> by Byard Kershaw. Motion passes unanimously.

**STAFF REPORT:** NONE

Jeff Yates made a motion to adjourn. Motion passed unanimously.

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Chairman

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Date